This instrument prepared by:
Baker, Worthington, Crossley, Stansberry & Woolf
2100 West End Avenue, Suite 900
Nashville, Tennessee 37203

File Box 16 (085)

BOOK 7480 PAGE 340

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Marshall L. Hix	Same	
(NAME) 618 Royal Oaks Place	(NAME)	130-03-0
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS)	64.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)

Dollars,

I, Heloise Shilstat, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Kelley Reagor Hix and Marshall L. Hix and wife, Margie L. Hix, as tenants in common

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Resubdivision of Royal Oaks, Royal Oaks Avenue Section, Section "A", as of record in Book 1424, page 28, Register's Office for said County.

Said Lot No. 4, Section "A" fronts 100.13 feet on the easterly side of Royal Oaks Place and extends back 263.1 feet on the northerly line and 248.5 feet on the southerly line to a dead line in the rear, measuring 101.2 feet thereon.

Being the same property conveyed to Heloise Shilstat by deed from Carol L. McCoy, Trustee of record in Book 5261, page 867, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 1424, page 28, Restrictions of record in Book 1539, page 333 and Easement of record in Book 5787, page 314, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $150,000.00

Subscribed and sworn to before me this the 29th *day of* February, 19 88

My commission expires: 3/23/88 *(Affix Seal)*

Affiant Marshall L. Hix

Notary Public Dana B. Smith

NOTARY PUBLIC SHELBY COUNTY TENN. AT LARGE

unimproved ( )
This is improved (X) property, known as 618 Royal Oaks Place *(House Number)* Nashville, Tennessee 37205 *(Street) (P.O. Address) (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 29th *day of* February, *19* 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Heloise Shilstat
HELOISE SHILSTAT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Dana B. Smith, *a Notary Public in and for said County and State* Heloise Shilstat

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 29th *day of* February, *19*88.

Dana B. Smith
Notary Public

Commission expires 3/23/88

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

1368 03/01 0101 03CHECK 426-50

0.88 | 4.

IDENTIFICATION REFERENCE

MAR 1 11 30 AM '88

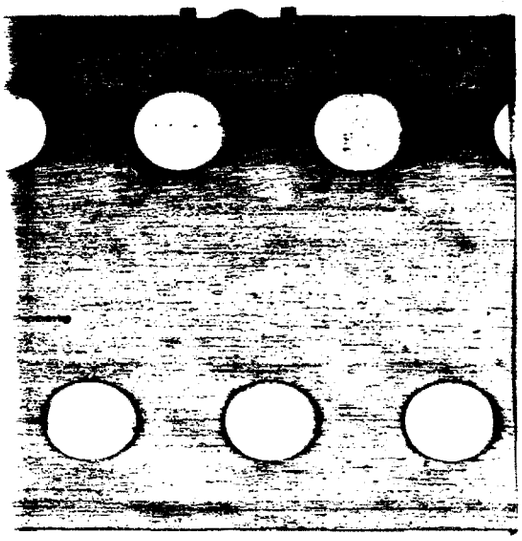
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

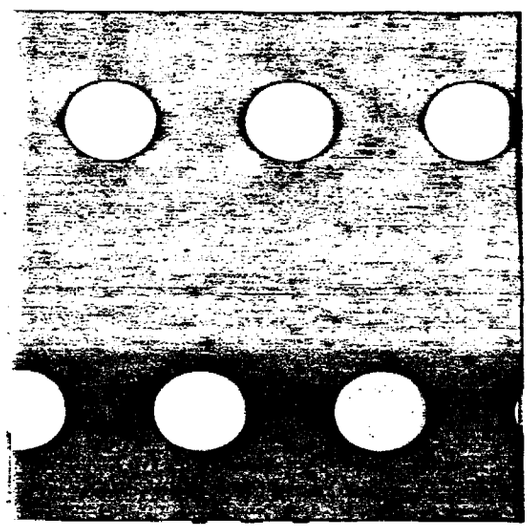
WARRANTY DEED

FROM
HELOISE SHILSTAT

TO
KELLEY REAGOR HIX and
MARSHALL L. HIX and wife,
MARGIE L. HIX

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7480 PAGE 342

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 150000.00
CON TX 420.00
PRFEE 0.50
WDEED 6.00
TOTAL 426.50
CHECK 426.50

03/01/88 01 11:32 0001 1368

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.8.1.4.

IDENTIFICATION REFERENCE

MAR 1 11 32 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66077